

CITY OF UKIAH  
CITY COUNCIL MINUTES  
Regular Meeting  
CIVIC CENTER COUNCIL CHAMBERS  
300 Seminary Avenue  
Ukiah, CA 95482  
July 19, 2017  
6:00 p.m.

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1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

Ukiah City Council met at a Regular Meeting on July 19, 2017, having been legally noticed on July 14, 2017. Mayor Brown called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Stephen G. Scalmanini, Douglas F. Crane, Maureen Mulheren, Kevin Doble, and Jim O. Brown. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

*MAYOR BROWN PRESIDING.*

*The Pledge of Allegiance was led by John Johns.*

**URGENCY ITEM**

**Motion/Second:** Mulheren/Crane to accept urgency item due to timelines and place as agenda item 13e, Unfinished Business. Motion **carried** by the following roll call votes: AYES: Crane, Scalmanini, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

3. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**

**a. Oath of Office Ceremony and Introduction of New Fire Captain, Mike Stewart.**

**Presenter:** Kirk Thomsen, Interim Fire Chief.

**b. Status Report, Discussion and Possible Action Regarding the Ukiah Valley Sanitation District's Litigation Against the City of Ukiah Related to the Operation of the Sanitary Sewer System.**

**Presenter:** Sage Sangiacomo, City Manager.

**Public Comment:** Don Crawford.

4. **PETITIONS AND COMMUNICATIONS**

5. **APPROVAL OF MINUTES**

**a. Regular Minutes of July 5, 2017, a Regular Meeting**

**Motion/Second:** Crane/Scalmanini to approve Minutes of July 5, 2017, as submitted. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

6. **RIGHT TO APPEAL DECISION**

**7. CONSENT CALENDAR**

- a. Report of Disbursements for the month of June 2017 - *Finance*.
- b. Notification of Purchase of Professional Services (PO No. 44433) from Shooting Performance, in the amount of \$12,640.00 - *Police*.
- c. Notification of Purchase of Professional Services (COU No. 1415-123) from the County of Mendocino for Radio Maintenance and Technician Services in the amount of \$16,243.74 -
- d. Notification of Purchase (PO No. 44271) for LifePak 15 from Physio Control - *Fire*.
- e. Notification of Purchase (PO No. 44737) of Police Vehicle Body Work Repair from Premier Auto Body Repair in the Amount of \$11,486.60 - *Police*.
- f. Notification to City Council of the Purchase (PO No. 44762) of a 344 Ah Battery Plant and Charger to GNB Industrial Power, a Division of Exide Technologies, for the Electric Utility Department in the Total Amount of \$24,249.85 Including Tax and Delivery Charges (EUD) -
- g. Report of a Contract (COU No. 1617-204) with Stradling Yocca Carlson & Rauth for Bond Counsel Services for the California Infrastructure and Economic Development Bank (I-Bank) financing for capital infrastructure improvements - *Finance*.
- h. Authorize the City Manager to Negotiate and Execute an Agreement Amendment (COU No. 1617-112-A1) Deferring Lease Payments from Tayman Park Golf Group – *Community Services*

**Motion/Second:** Crane/Doble to approve to Approve Consent Calendar Items 7a-h, as submitted. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

**8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

**9. COUNCIL REPORTS**

**10. CITY MANAGER/CITY CLERK REPORTS**

**Presenters:** Sage Sangiacomo, City Manager; Mary Horger, Procurement Manager; Lori Martin, Billing and Customer Services Manager; Jarod Thiele, Public Services Management Analyst; and Kristine Lawler, City Clerk.

**11. PUBLIC HEARINGS (6:15 P.M.)**

**a. Discussion and Possible Introduction of an Accessory Dwelling Unit Ordinance Adding and Amending Various Sections of the Ukiah City Code to Comply with California Government Code Section 65852.2 Regulating Accessory Dwelling Units.**

**Presenters:** Craig Schlatter, Community Development; Planning Director and Kevin Thomsen, Planning Manager; and Ben Kageyama, Senior Civil Engineer.

*PUBLIC HEARING WAS OPENED AT 6:59 P.M.*

**Public Comment:** Don Crawford, Phil Baldwin, and Alan Nicholson.

*PUBLIC HEARING WAS CLOSED AT 7:11 P.M.*

Motion by Vice Mayor Doble, Seconded by Councilmember Crane to introduce the Ordinance by title only.

Motion by Councilmember Scalmanini to amend the motion to require the owner occupancy recorded with the deed process, and include language that windows and balconies within a 5-foot setback of a neighbor are excluded.

*Amendment to the motion dies for lack of second.*

**Motion/Second** Doble/Crane to introduce the Ordinance by title only. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, and Brown. NOES: Scalmanini. ABSENT: None. ABSTAIN: None.

*City Clerk, Kristine Lawler, read the following Ordinance title into the record:*

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING AND AMENDING VARIOUS SECTIONS OF THE UKIAH CITY CODE TO COMPLY WITH CALIFORNIA GOVERNMENT CODE SECTION 65852.2 REGULATING ACCESSORY DWELLING UNITS

**Motion/Second:** Doble/Crane to introduce an Accessory Dwelling Unit Ordinance Adding and Amending Various Sections of the Ukiah City Code to Comply with California Government Code Section 65852.2 Regulating Accessory Dwelling Units. Motion **carried** by the following roll call votes: AYES: Crane, Mulheren, Doble, and Brown. NOES: Scalmanini. ABSENT: None. ABSTAIN: None.

## 12. UNFINISHED BUSINESS

## 13. NEW BUSINESS

### a. **Authorization to Proceed with Minor Remodel to Customer Service Areas of Ukiah Civic Center.**

**Presenter:** Shannon Riley, Deputy City Manager and Kerry Randall, Facilities Supervisor.

**Motion/Second:** Crane/Doble to authorize Staff to proceed with the solicitation of construction drawings and the bidding and scheduling of construction for the minor remodel of the customer service areas of the Ukiah Civic Center. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

### b. **Discussion and Possible Introduction of Ordinance by Title Only of the City Council of the City of Ukiah Adding Section 2002 to Division 1, Chapter 12 and Section 4502.5 to Division 5, Chapter 7, Article 2 of the Ukiah City Code, Prohibiting Smoking within Certain City Owned Parks and/or City Sponsored Events.**

**Presenter:** Tami Bartolomei, Community Services Administrator.

**Public Comment:** John Johns.

**Motion/Second:** Crane/Mulheren to introduce the Ordinance by title only. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

*City Clerk, Kristine Lawler, read the following Ordinance title into the record:*

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING SECTION 2002 TO DIVISION 1, CHAPTER 12 AND SECTION 4502.5 TO DIVISION 5, CHAPTER 7, ARTICLE 2 OF THE UKIAH CITY CODE, PROHIBITING SMOKING WITHIN CERTAIN CITY OWNED PARKS AND/OR CITY SPONSORED EVENTS

**Motion/Second:** Crane/Mulheren to introduce an Ordinance of the City Council of the City of Ukiah adding Section 2002 to Division 1, Chapter 12 and Section 4502.5 to Division 5, Chapter 7, Article 2 of the Ukiah City Code, prohibiting smoking within certain City owned parks and/or City sponsored events. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

*RECESS: 7:49 – 7:58 P.M.*

**c. Consideration and Possible Introduction of Ordinance by Title Only, Amending Division 1, Chapter 4, Article 4, Section 1153 Regarding Compensation to Planning Commission Members; Possible Adoption of Amended Resolution Extending Reimbursement to the Planning Commission for Purchases of Electronic Equipment Necessary for Paperless Agenda Packet Review; and Approval of Corresponding Budget Amendment.**

**Presenter:** Kristine Lawler, City Clerk.

**Motion/Second:** Crane/Mulheren to introduce the Ordinance by title only. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

*City Clerk, Kristine Lawler, read the following Ordinance title into the record:*

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING UKIAH CITY CODE SECTION 1153 TO AUTHORIZE COMPENSATION TO PLANNING COMMISSIONERS.

**Motion/Second:** Crane/Scalmanini to introduce an Ordinance amending Division 1, Chapter 4, Article 4, Section 1153 regarding compensation to Planning Commission Members. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

**Motion/Second:** Crane/Scalmanini to adopt a Resolution (*Reso No. 2017-37*) extending reimbursement to Planning Commission Members for Purchases of Electronic Equipment Necessary for Paperless Agenda Packet Review; and approval of corresponding budget amendment. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

**d. Approve Plans and Specifications for Slurry Seal of Local Streets and Airport Service Roads, Specification No. 17-10 and Direct Staff to Advertise for Bids.**

**Presenter:** Rick Seanor, Deputy Public Works Director.

Motion by Vice Mayor Doble, Seconded by Councilmember Crane for the recommended action.

*Councilmember Mulheren proposed the following amended motion to which the maker of the motion and the second agreed.*

**Motion/Second:** Doble/Crane to approve the plans and specifications with the direction to the Public Works Department to include the crosswalk and share lane markings (sharrows) and signage consistent with the City's Bicycle and Pedestrian Master Plan and Safe Routes to Schools Plan on

the areas identified for slurry seal. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

**e. (Urgency Item) Award Contract to Electric Power Systems Testing & Engineering for Performing Power Transformer Repair and Testing at the Orchard Substation.**

**Presenter:** Sage Sangiacomo, City Manager.

**Motion/Second:** Crane/Doble to approve entering a contract (COU No. 1718-083) with Electric Power Systems at the base project amount of \$117,600, including the additional options and pricing as needed. Motion **carried** by the following roll call votes: AYES: Scalmanini, Crane, Mulheren, Doble, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

*THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 8:05 P.M.*

**14. CLOSED SESSION**

**15. ADJOURNMENT**

There being no further business, the meeting adjourned at 8 p.m.

  
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Kristine Lawler, City Clerk